067.0	0004	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	669,700 /	669,700
					USE VALUE:	669,700 /	669,700
					ASSESSED:	669,700 /	669,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		ORLANDO AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COPLEY SCOTT A	
Owner 2:	DURHAM DAPHNE LAURA	
Owner 3:		
Street 1:	15 ORLANDO AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	BORGES CARLOS JUAN -
Owner 2:	-
Street 1:	15 ORLANDO AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 6,331 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 1609 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6331.000	264,100		405,600	669,700
Total Card	0.145	264,100		405,600	669,700
Total Parcel	0.145	264,100		405,600	669,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.35 | /Parcel: 416.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

42983

GIS Ref

GIS Ref

Insp Date

10/12/18

!5739!

PREVIOUS ASSESSMENT

Parcel ID 067.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	264,100	0	6,331.	405,600	669,700	669,700	Year End Roll	12/18/2019
2019	101	FV	236,700	0	6,331.	376,600	613,300	613,300	Year End Roll	1/3/2019
2018	101	FV	236,700	0	6,331.	376,600	613,300	613,300	Year End Roll	12/20/2017
2017	101	FV	236,700	0	6,331.	330,300	567,000	567,000	Year End Roll	1/3/2017
2016	101	FV	236,700	0	6,331.	301,300	538,000	538,000	Year End	1/4/2016
2015	101	FV	222,700	0	6,331.	266,500	489,200	489,200	Year End Roll	12/11/2014
2014	101	FV	222,700	0	6,331.	252,100	474,800	474,800	Year End Roll	12/16/2013
2013	101	FV	222,700	0	6,331.	239,900	462,600	462,600		12/13/2012

PRINT

Date	Time
12/10/20	20:35:02

LAST REV

Date	Time
02/12/19	12:20:47

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5739

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BORGES CARLOS J	47536-239		5/31/2006		516,000	No	No		
WHALEN FRANCIS	38173-498		3/4/2003		366,000	No	No		
	10956-383		10/15/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/20/2012	1667	Manual	2,105	C				
6/17/2011	602	Re-Roof	6,950					
6/27/2005	526	Wood Dec	3,000					
10/8/1992	500	Manual	6,000					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	BS	Barbara S
12/22/2008	Meas/Inspect	294	PATRIOT
6/24/2006	MLS	HC	Helen Chinal
7/18/2003	MLS	MM	Mary M
11/6/2000	Hearing Chag	189	PATRIOT
3/31/2000	Inspected	276	PATRIOT
12/20/1999	Mailer Sent		
12/17/1999	Measured	276	PATRIOT
7/27/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	42983
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6331		Sq. Ft.	Site		0	70.	0.92	12			Topo	-5					405,602						405,600	

Total AC/HA: 0.14534 | Total SF/SM: 6331 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 405,602 | Spl Credit | Total: 405,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99235129
Adj $ / SQ:	140.666
Other Features:	97565
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324387
Depreciation:	60336
Depreciated Total:	264051

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

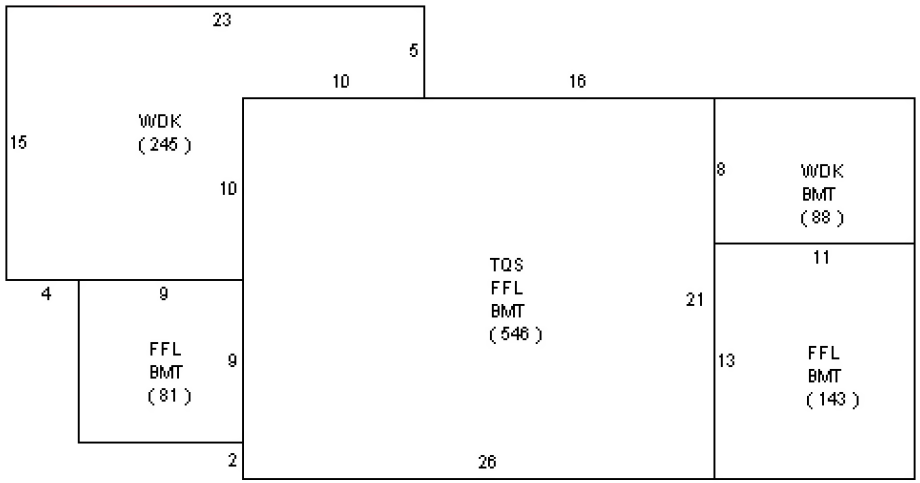
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.67
Special Features:	0	Val/Su Net:	111.39
Final Total:	264100	Val/Su SzAd	223.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	858	67.520	57,932
FFL	First Floor	770	140.670	108,313
TQS	3/4 Story	410	140.670	57,603
WDK	Deck	333	8.930	2,975

Net Sketched Area:	2,371			Total:	226,823
Size Ad	1179.5	Gross Are	2507	FinArea	1609

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	